

**MANAGEMENT CERTIFICATE
TRAILSIDE HOMEOWNERS ASSOCIATION, INC.**

The undersigned, being an Officer of Trailside Homeowners Association, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision is Pioneer Crossing, Phase One (the "Subdivision Development").
2. The name of the Association is Trailside Homeowners Association, Inc. (the "Association").
3. The recording data for the Subdivision Development is as follows:

Pioneer Crossing, Phase One, a subdivision in Williamson County, Texas, according to the Map or Plat thereof, recorded at Cabinet W, Slide 246 through 248 and Document No. 2002072812 of the Plat Records of Williamson County, Texas.

4. The recording data for the declaration applicable to the Subdivision Development, and all amendments thereto, is as follows:

Plat Map Recording Sheet, recorded at Document No. 2002072812 in the Official Public Records of Williamson County, Texas.

Certificate of Incorporation of Trailside Homeowners Association, Inc., recorded at Document No. 2002076329 in the Official Public Records of Williamson County, Texas.

Fence, Landscape and Signage Easement and Restrictive Covenant, recorded at Document No. 2002088791 in the Official Public Records of Williamson County, Texas.

Declaration of Covenants, Conditions and Restrictions for Trailside, recorded at Document No. 2002091598 in the Official Public Records of Williamson County, Texas.

By-Laws of Trailside Homeowners Association, Inc., recorded at Document No. 2002093289 in the Official Public Records of Williamson County, Texas.

First Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for Trailside Neighborhood One, recorded at Document No. 2002098921 in the Official Public Records of Williamson County, Texas.

Termination of First Supplemental Document #2002098921, recorded at Document No. 2003012078 in the Official Public Records of Williamson County, Texas.

First Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for Trailside Neighborhood One, recorded at Document No. 2003012698 in the Official Public Records of Williamson County, Texas.

Second Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for Trailside Neighborhood Two, recorded at Document No. 2003015547 in the Official Public Records of Williamson County, Texas.

Amendment to Second Supplemental Declaration to the Declaration of Covenants, Conditions and Restrictions for Trailside Neighborhood Two, recorded at Document No. 2003030791 in the Official Public Records of Williamson County, Texas.

Amendment to First Supplemental Declaration to the Declaration of Covenants, Conditions and Restrictions for Trailside Neighborhood One, recorded at Document No. 2003030810 in the Official Public Records of Williamson County, Texas.

First Declaration of Annexation for Trailside, recorded at Document No. 2005026271 in the Official Public Records of Williamson County, Texas.

Third Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for Trailside Neighborhood Three, recorded at Document No. 2005026272 in the Official Public Records of Williamson County, Texas.

Second Declaration of Annexation for Trailside, recorded at Document No. 2005062459 in the Official Public Records of Williamson County, Texas.

Fourth Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for Trailside Neighborhood Four, recorded at Document No. 2005062460 in the Official Public Records of Williamson County, Texas.

Amendment to Declaration of Covenants, Conditions and Restrictions for Trailside Neighborhood Three, recorded at Document No. 2007084956 in the Official Public Records of Williamson County, Texas.

Resolutions of the Board of Directors Adopting Rules for Trailside HOA, recorded at Document No. 2009052801 in the Official Public Records of Williamson County, Texas.

Resolution of the Board of Directors Trailside Homeowners Association for Covenants Compliance Inspection, recorded at Document No. 2009085235 in the Official Public Records of Williamson County, Texas.

Collection Policy, recorded at Document No. 2012039814 in the Official Public Records of Williamson County, Texas.

Trailside Community Manual, recorded at Document No. 2012043353 in the Official Public Records of Williamson County, Texas.

Trailside Homeowners Association Fine Policy, recorded at Document No. 2012043354 in the Official Public Records of Williamson County, Texas.

Amendment of Rules and Regulations of Trailside Homeowners Association, Inc., recorded at Document No. 2015034035 in the Official Public Records of Williamson County, Texas.

Amendment to Bylaws for Trailside Homeowners Association, Inc., recorded at Document No. 2015037265 in the Official Public Records of Williamson County, Texas.

Amendment of Rules and Regulations of Trailside Homeowners Association, Inc., recorded at Document No. 2016109250 in the Official Public Records of Williamson County, Texas.

Amended Assessment Collection Policy Trailside Homeowners Association, Inc., recorded at Document No. 2020145704 in the Official Public Records of Williamson County, Texas.

Trailside Homeowners Association, Inc. Amended Fine and Enforcement Policy, recorded at Document No. 2020158855 in the Official Public Records of Williamson County, Texas.

5. The name and mailing address of the Association is:

Trailside Homeowners Association, Inc.
c/o Preferred Association Management Company
700 Market Street, Building 3
Cedar Park, TX 78613

6. The name, mailing address, telephone number, and email address of the person or entity managing the Association is:

Preferred Association Management Company
700 Market Street, Building 3
Cedar Park, TX 78613
Tel: (512) 918-8100
Email:

7. The website address at which the Association's dedicatory instruments are available in accordance with Section 207.006 of the Texas Property Code is <https://pamcotx.com/>.

8. The following described fees are charged by the Association in relation to a property transfer in the Subdivision Development:

Transfer Fee (paid at close)	\$200.00
Resale Disclosure (TREC Form)	\$575.00
Statement of Account 1 business days Rush Fee	\$150.00
Statement of Account 2 business days Rush Fee	\$100.00
Statement of Account 3 business days Rush Fee	75.00
Resale Disclosure 1 business days Rush Fee	\$150.00
Resale Disclosure 2 business days Rush Fee	\$100.00
Resale Disclosure 3 business days Rush Fee	\$75.00
Multi-Product Order 1 business days Rush Fee	\$150.00
Multi-Product Order 2 business days Rush Fee	\$100.00
Multi-Product Order 3 business days Rush Fee	\$75.00
Lender Questionnaire 1 business days Rush Fee	\$150.00
Lender Questionnaire 2 business days Rush Fee	\$100.00
Rush Existing Order (*Add this fee to Rush Fees)	\$75.00
Statement of Account Update from 1 to 14 days	\$0.00
Statement of Account Update from 15 to 45 days	\$50.00
Statement of Account Update from 46 to 90 days	\$50.00
Refinance Statement of Account Update from 1 to 14 days	\$0.00
Refinance Statement of Account Update from 15 to 45 days	\$50.00
Refinance Statement of Account Update from 46 to 90 days	\$50.00
Resale Disclosure Update from 1 to 14 days	\$0.00
Resale Disclosure Update from 15 to 45 days	\$50.00
Resale Disclosure Update from 46 to 90 days	\$50.00
Lender Questionnaire Update from 1 to 31 days	\$25.00
Premier Resale Package (TREC Form, Statement of Account, and Association Documents)	\$375.00
"Resale Disclosure (TREC Form) and Complete Association Documents Package"	\$375.00
Statement of Account Only (No Assoc Docs)	\$175.00
Owner's Account Statement (REQUIRED FOR REFIs!)	\$100.00
Premier Lender Questionnaire Bundle (Best Value!)	\$200.00
Standard Lender Questionnaire Package	\$175.00

"Bank Owned Property Package (REQUIRED FOR FORECLOSED PROPERTIES)"	\$375.00
Statement of Account	\$175.00
Refinance Statement of Account	\$100.00
Resale Disclosure	\$175.00
"Lender Questionnaire"	\$150.00
Custom Questionnaire Fee (*Add this fee to Questionnaire Fee)	\$50.00
Appraiser Questionnaire	\$25.00
Documents:	
Annual Board Meeting Minutes	\$15.00
Articles of Incorporation	\$25.00
Budget	\$25.00
Bylaws	\$25.00
Current Unaudited Financial Documents	\$15.00
Declaration-CC&Rs	\$25.00
Important Information	\$0.00
Insurance Dec Page	\$25.00
Rules and Policies	\$15.00
Unit Ledger	\$25.00
Utility Bill	\$0.00
W-9	\$0.00

This Management Certificate is effective as of the 18 day of November, 2021.

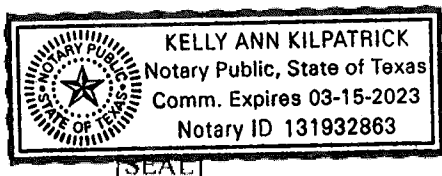
TRAILSIDE HOMEOWNERS ASSOCIATION, INC., a Texas
nonprofit corporation

By: [Signature]
Name: DOUG PLAS
Title: President

THE STATE OF TEXAS §

COUNTY OF BURNET §

This instrument was acknowledged before me on 18 day of November, 2021, by Doug Plas, Registered Agent for Trailside Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.



[SEAL]

[Signature: Kelly A. Kilpatrick]
Notary Public Signature

AFTER RECORDING RETURN TO:

Gregory S. Cagle
CAGLE PUGH, LTD., LLP
4301 Westbank Dr. A-150
Austin, Texas 78746

MANAGEMENT CERTIFICATE
TRAILSIDE HOMEOWNERS ASSOCIATION, INC.

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2021191189

Pages: 6 Fee: \$46.00

12/17/2021 11:18 AM

MBARRICK



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas